

**Z-09-03-004**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: March 9, 2009**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Susan Sessler for Greensboro College
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>RS-5</b> (Residential-Single Family) to <b>CD-LO</b> (Conditional District-Limited Office)
<b>CONDITIONS</b>	1. Uses: Shall be limited to either a 2-family dwelling; or administrative and managerial services office for Greensboro College 2. The site shall be occupied by a single structure, not greater than 3,150 square feet in size 3. All parking shall be in the rear of the building
<b>LOCATION</b>	1015 W. Market Street (North of Rankin Place and east of State Street)
<b>PARCEL ID NUMBER (S)</b>	00-00-0-0590-00-0300-001
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>109</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	0.29 acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	None (Asphalt)

**SITE DATA**

<b>Existing Use</b>	<b>Parking lot</b>	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	PI (Public and Institutional)	Greensboro College
E	RS-5 (Residential-Single Family)	Parking lot
W	RS-5 (Residential-Single Family)	Multi-Family dwelling
S	RS-5 (Residential-Single Family)	Multi-Family dwelling

**Zoning History****Case #****Date****Request Summary**

This property has been zoned RS-5 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RES-60

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District  
Designation:

Existing  
(RS-5)

Requested  
(CD-LO)

Max. Density: 7 dwelling units/acre

N/A

Typical Uses Primarily intended to accommodate high density and single-family detached dwellings

Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation**

1. Local Historic District
2. West Friendly Avenue Visual Corridor Overlay Zone
3. Central Business District Overlay Zone

**Environmental/Soils**

Water Supply Watershed N/A, site drains to North Buffalo Creek

Floodplains N/A

Streams N/A

Other: N/A

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements - Single Duplex Unit is Exempt**

Location Required Planting Yard Type and Rate

North

South

East

West

**Tree Preservation Requirements - Single Duplex Unit is Exempt  
Acreage Requirements****Transportation**

Street Classification	Rankin Place – Local Street.
Site Access	Existing.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 9, W. Market Street.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-LO** (Conditional District-Limited Office) zoning would allow land uses that are compatible with the general character of the area. The conditions offered will allow for limitations of uses that are compatible with the surrounding neighborhoods.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as Mixed Use Residential. The requested **CD-LO** (Conditional District-Limited Office) zoning district is consistent with this GFLUM designation with the conditions offered by the petitioner. Offices should be limited to density compatible with the surrounding residential neighborhood.

**Connections 2025 Written Policies**

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

POLICY 5D: Preserve and promote Greensboro's historic resources and heritage.

**Connections 2025 Map Policies**

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

**CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

**Staff/Agency Comments****Planning**

The applicant, Greensboro College, intends to rezone this property to accommodate a building of national and local historic significance in a well established Historic District. The relocation of this historic building (The Zenke House) has become necessary due to the construction of a new jail facility downtown. In order to save this duplex, Greensboro College has offered to accommodate it on the subject site which is currently zoned RS-5. However, the RS-5 zoning district is primarily intended to accommodate high density and single-family **detached** dwellings only, thereby necessitating this request.

Staff would like to note that the applicant has offered conditions to ensure that the use of this structure would be for residential purposes. This will be compatible with the surrounding neighborhood and the Historic District as well. The Historic Preservation Commission recommended approval of this request on February 25, 2009

Staff believes that this request, as submitted, is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood and will go a long way to preserve and promote Greensboro's irreplaceable historic resources and heritage.

**Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

**Housing and Community Development**

In addition to preserving and relocating a structure of historical and architectural significance to a designated local historic district, this proposed rezoning would promote desirable infill development by eliminating an existing gap in the residential block face on Rankin Place. Although the conditions stated in this requested rezoning would potentially allow for use of the structure as an "administrative and managerial services office for Greensboro College," this use would not be likely to have an adverse impact upon the College Hill neighborhood because Greensboro College already has such a significant presence in the neighborhood, and because this proposal actually reduces negative aspects of the featureless parking lot that currently occupies the site. The applicant has engaged in extended negotiations with representatives of the College Hill neighborhood and this proposed rezoning signals the culmination thereof.

**STAFF RECOMMENDATION****PLANNING**

Staff recommends **approval** of the requested **CD-LO** (Conditional District-Limited Office) zoning district.

